



3001 ½ Gill St.
Suite A
Bloomington, IL
61704
axis360.co



BUILDING SIZE
13,580 SF

FIRST FLOOR
6,790 SF

FINISHED BASEMENT
4,000 SF

ZONING
M1

LAND SIZE
1.78 ACRES

ADDITIONAL BUILDING
2,880 SF

SALE PRICE
\$1,200,000

803 E. LAFAYETTE STREET BLOOMINGTON, IL | **FOR SALE**

Position your business for growth at this highly functional and versatile professional office property. Situated on a spacious 1.8-acre fenced lot, 803 E. Lafayette offers a rare combination of executive office space, workforce training areas, operational flexibility, and secured outdoor storage.

The thoughtfully designed first floor features two distinct wings, allowing for owner occupancy, multi-department operations, or multi-tenant income potential.

First Floor Highlights

- Impressive foyer entry with elevator access
- Beautiful executive conference room ideal for client meetings and presentations
- Private office suite configuration on the east side
- West side configured with approximately 20 cubicle workstations
- Separate restroom facilities
- Break room and kitchenette area
- Flexible layout for:
 - Single-user occupancy
 - Separate tenant suite
 - Departmental separation

The statements and figures herein, while not guaranteed, are secured from sources we believe authoritative. This information is for illustrative purposes only.

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**803 E. LAFAYETTE ST.
BLOOMINGTON, IL**

Lower Level Features

East Side Lower Level

- Large training and meeting room
- Divisible space for multiple classrooms or collaborative work areas
- Men's and women's restrooms
- Small kitchenette area
- Ample storage space
- Ideal for:
 - Safety training
 - Workforce development
 - Team meetings
 - Continuing education programs



West Side Lower Level

- Previously finished office area
- Ready for renovation and customization
- Excellent opportunity for expansion, additional tenant space, or operational storage



Exterior & Site Amenities

- Large 1.8-acre lot
- Fully fenced property for added security
- Separate garage/outbuilding structure
- Ample parking and outdoor storage capability
- Excellent fit for contractors requiring fleet, equipment, or material storage



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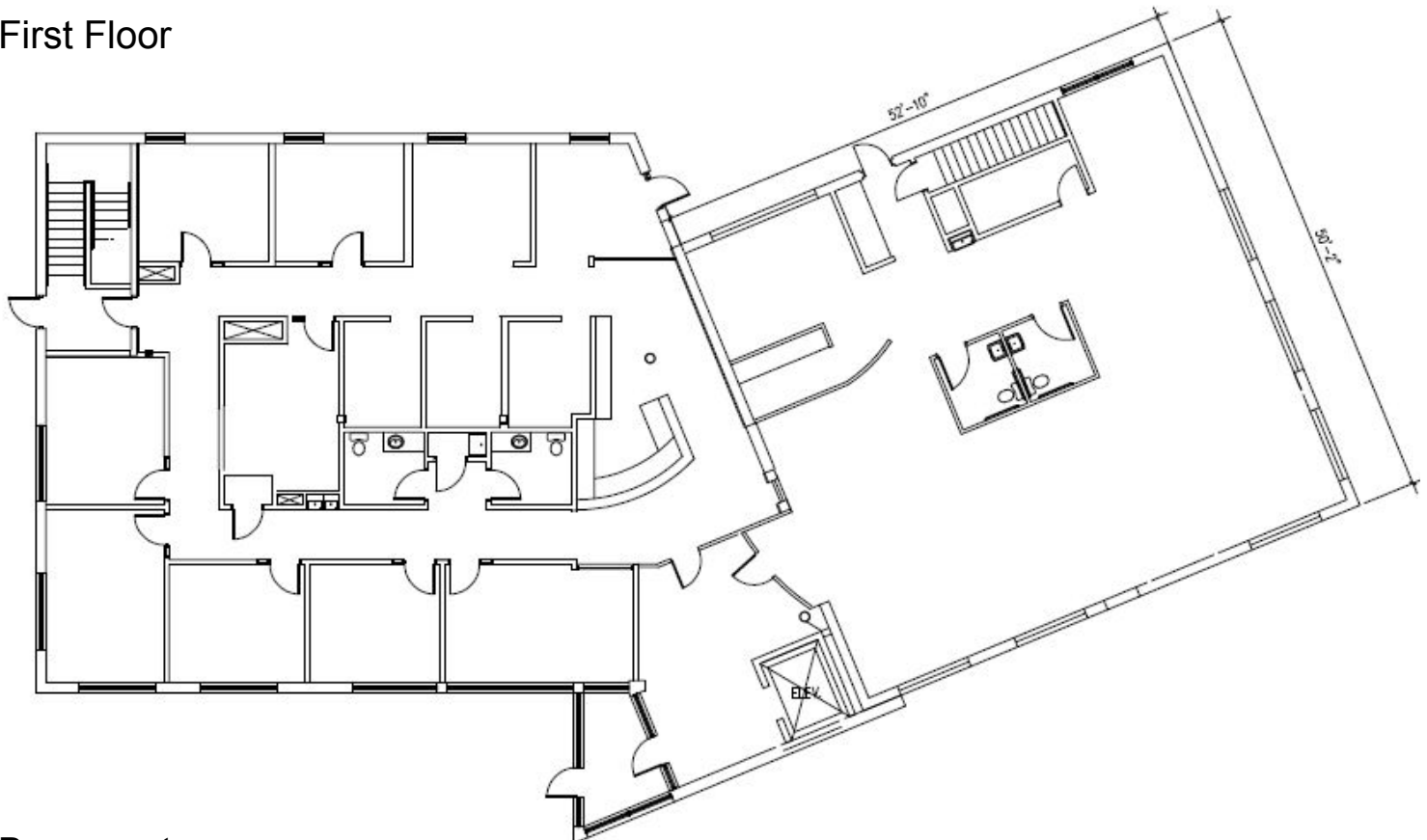
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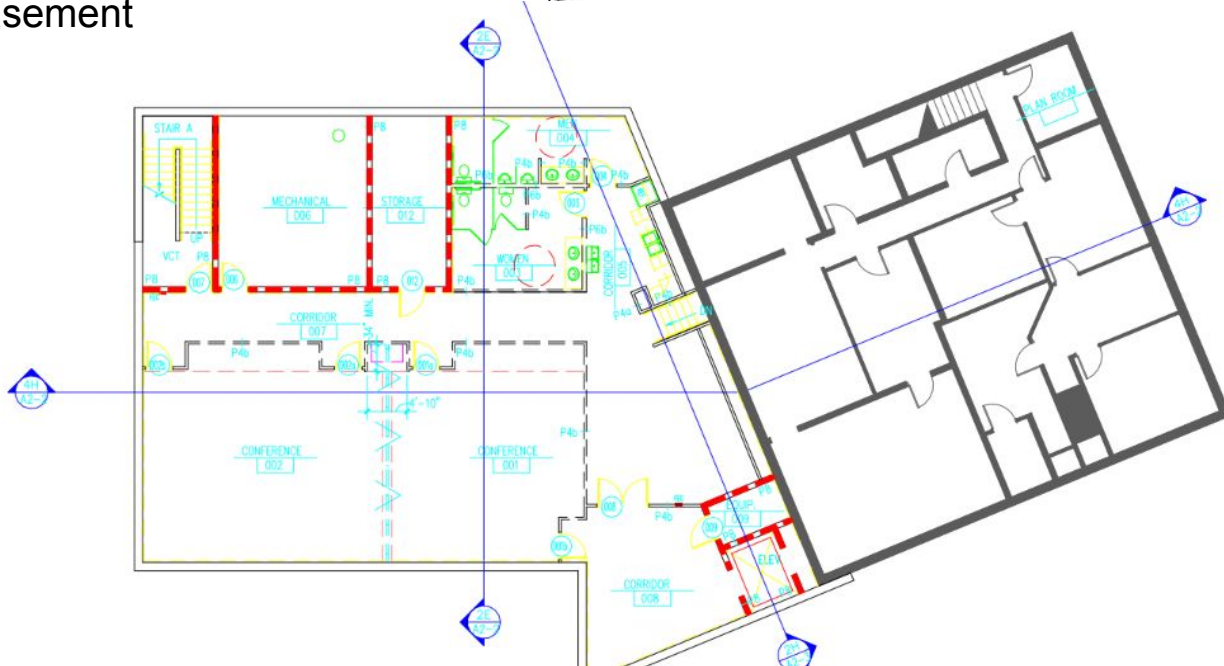
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First Floor



Basement



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